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FOURTH AVENUE GAMBELL, LLC  
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# ENVIRONMENTAL ASSESSMENT

Anchorage, Alaska

Final Report

THE FOURTH AVENUE GAMBELL  
ANCHORAGE, ALASKA

*EnviroAmerica, Incorporated*  
Anchorage, Alaska

January 29, 1993

FOURTH AVENUE GAMBELL, LLC

EXHIBIT E

SC 000013

ENVIRONMENTAL ASSESSMENT

FOR

THE FOURTH AVENUE GAMBELL

BY

ENVIROAMERICA, INCORPORATED

CONTRACT NUMBER: 1993-1

PREPARED BY:  
ENVIROAMERICA, INC.  
ANCHORAGE, ALASKA

PREPARED FOR:  
THE FOURTH AVENUE GAMBELL  
ANCHORAGE, ALASKA

January 29, 1993

**ENVIRONMENTAL ASSESSMENT  
TITLE PAGE**

<b>Document Title:</b>	ENVIRONMENTAL ASSESSMENT
<b>Site Name:</b>	Block 26A - 4th and Gambell
<b>Site Location:</b>	Anchorage, Alaska
<b>Contract Number:</b>	1993-1
<b>Plan Coverage:</b>	This plan covers a field visual survey and records search under a contract awarded by The Fourth Avenue Gambell. These services are provided by EnviroAmerica, Inc., as Prime Contractor for the site survey indicated above and are described within the survey.
<b>Organization Title:</b>	The Fourth Avenue Gambell
<b>Address:</b>	1343 G Street Anchorage, Alaska 99501
<b>Prime Contractor:</b>	EnviroAmerica, Inc.
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<b>Project Manager: Telephone:</b>	William de Schweinitz (907) 563-0000

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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President  
EnviroAmerica, Incorporated

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Approval for**

**The Fourth Avenue Gambell**

**Name:**

**Title:**

Paul Maney  
General Partner

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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## List Of Acronyms

ADEC	Alaska Department of Environmental Conservation
ARAR	Applicable or Relevant and Appropriate Requirements
CERCLA	Comprehensive Environmental Response Compensation & Liability Act
CERCLIS	Comprehensive Environmental Response Compensation & Liability Information System
DOT	Department of Transportation
LUST	Leaking Underground Storage Tank
EA	Environmental Assessment
PCB	Poly-chlorinated biphenyl
POL	Petroleum, Oil, Lubricants
QA	Quality Assurance
QC	Quality Control
RCRA	Resource Conservation and Recovery Act of 1976
SARA	Superfund Amendments and Reauthorization Act of 1986



## 1.0 INTRODUCTION

The Fourth Avenue Gambell has requested that services be provided by EnviroAmerica, Inc., to prepare and implement project plans for an Environmental Assessment of Lots 8A, 9, 10, 11, and 12 of Block 26-A, herein referred to as Block 26-A, in Anchorage, Alaska. The implementation of this Environmental Assessment has been performed under Contract Purchase Order No.: 1993-1

### 1.1 PROGRAM TERMINOLOGY

The Fourth Avenue Gambell and EnviroAmerica have adopted terminology used by the U.S. Environmental Protection Agency (EPA) pursuant to the Superfund Amendments and Reauthorization Act (SARA) of 1986 in the preparation of this environmental assessment.

### 1.2 OBJECTIVE AND SCOPE

This environmental assessment was undertaken to collect visual data and to conduct a record search to characterize site conditions of Block 26-A for The Fourth Avenue Gambell. Under this environmental assessment, EnviroAmerica, Inc. has performed a site visual inspection and a records search of Lots 8A, 9, 10, 11 and 12 of Block 26-A.

Complete site characterization studies including any soil or UST sampling, lithology studies, soil borings, geological or hydrological studies, or a land survey have not been conducted as a part of this environmental assessment.

## 2.0 SITE DESCRIPTION

### 2.1 PHYSICAL DESCRIPTION

#### 2.1.1 Physiography

Block 26-A is located in downtown Anchorage, Alaska and occupies approximately 40,000 square feet. The site is located at the corner of East 4th Avenue and Gambell Street and is bordered on the west by Gambell Street, to the north by an alley adjacent to Lots 1, 2, 3, 4, 5 and 6 of Block 26-A, to the East by Hyder Street and to the south by East 4th Avenue. It is situated at approximately 61° 67' north latitude and 149° 46' west longitude. Anchorage is located between Turnagain Arm and Knik Arm at the edge of the Cook Inlet basin and is bordered to the east by the Chugach Mountains which rise abruptly to elevations of more than 3,500 feet above sea level. The mountain front declines in elevation from about 1,000 feet through a series of ridges and isolated hills to a lowland which averages about 80 feet above sea level that extends from the city of Anchorage southward to Turnagain Arm.

#### 2.1.2 Geology

The Anchorage plain is a large alluvial fan that rises gently north-eastward to an elevation of 500 feet. North of the Anchorage plain hummocky topography rises to heights of more than 300 feet and the entire lowland is separated from the sea by steep bluffs that range from less than 60 to more than 300 feet high. Only in relatively narrow valleys along the principal streams does the land approach sea level with a gentle gradient. The lower parts of these valleys are incised beneath the general lowland surface and separated from it by steep valley walls comparable to the sea bluffs.

Relatively hard but intensely fractured metamorphic rocks constitute the bedrock in the mountains and in isolated patches west of the mountain front. The lowland is underlaid by a wedge of surficial deposits that thickens from zero at the mountain front to at least 800 feet near Point Woronzof. Relatively soft sedimentary rocks underlie the surficial deposits but were not observed at the surface within the Ship Creek area.

Most of the surficial materials were deposited during the last of several glaciations that occurred in the Anchorage area. Three main agents of deposition were involved: glacier ice, flowing water in streams and on deltas, and still water in small lakes and ponds or in the ancestral Cook Inlet. Other deposits resulted from downward movement of loose material on slopes, and from wind. In general the deposits from the glacier ice are in two belts, one along the Chugach Mountain front and another in the northern part of the map area (including the Elmendorf Moraine). Stream and delta deposits dominate the area between these two belts as well as the hummocky region between Point Woronzof and Point Campbell. The deposits of ancestral Cook Inlet chiefly

underlie the broad low trough. Pond and lake deposits are scattered throughout the Anchorage area.

Local site conditions may consist of alluvium in abandoned stream channels and in terraces along modern streams. Gravel and sand appears to be generally well bedded and well sorted. Deposits in large channels and in other broad areas are chiefly gravel and are thicker than deposits in small narrow channels and terraces, which contain chiefly sand and gravel; some channels and broad areas may contain significant amounts of peat, silt or clay.

### 2.1.3 Hydrology, Hydrogeology, Climatology

Freeze/thaw actions are the dominant physical processes affecting surface water hydrology, groundwater movement, and geomorphological weathering in the coastal sub-arctic region. Permafrost has been noted in the Anchorage area, but it is unknown if permafrost conditions exist on site.

Active soil layers have been found to range from 12 to 60 inches below the ground surface. Both compaction and excavation of soils will significantly alter the depth of the active layer. Local site soil conditions are unknown until lithology studies are conducted on site.

Local groundwater resources are unknown. There are no known current uses of local groundwater. Potable water for the site is available from the Municipality of Anchorage.

The mean average annual precipitation for Anchorage is 20 inches, the greatest quantity occurring in July and August. The mean average annual snowfall for Anchorage is 70 inches, with the peak occurring in late October or early December. The warmest and coldest months for the year are July (mean of 76°F.) and January (mean of 4°F., respectively). The ground surface temperature is usually below freezing by early November, remaining frozen until mid May. Breakup occurs in late March to late April.

### 2.1.4 Natural History

Numerous birds migrate through the area but none are reported to be endangered (Fish and Game). Black bears, moose foxes and small animals are native to the Anchorage area, but do not impact this site.

The vegetation of the Anchorage area is alpine which is dominated by herbs, grasses and sedges. Lowland areas consist of wetland grasses with lakes, bogs and generally poorly drained soils. Urban development, a lack of soils and harsh climate make plant populations and densities low.

### 2.2.2 SITE BACKGROUND

Activity regarding Block 26-A of the East Anchorage Township has been recorded with the Anchorage District Recorder Office since 1940. Prior to 1940

land use was unknown. The current owner is The Fourth Ave Gambell, an Alaska Limited Partnership. Current land use is as a parking lot.

### 2.2.3 PREVIOUS INVESTIGATIONS

No known environmental assessments have occurred to date on Block 26-A.

### 2.2.4 DATA USAGE

This environmental assessment will be used to determine site characteristics and to identify potential areas of contamination for Phase II activities.

### 3.0 DATA RECORDS

#### 3.1 DATA SOURCES EVALUATED

Data sources for this environmental assessment included a review of public records, maps, and other studies concerning this property. The following list identifies the data sources:

#### 3.2 PUBLIC RECORD REVIEW

EPA CERCLIS (Superfund) - Site Event Listing	(11/27/92)
EPA RCRA - Activity List for Region 10	(10/13/92)
ADEC - List of Contaminated Sites	(11/20/92)
ADEC - List of Leaking Underground Storage Tanks	(12/29/92)
ADEC - Hazardous Substances Spill Log - Last date as of	(12/28/92)
Municipality of Anchorage Tax Records	(08/21/92)
Alaska State Archives - Z.J. Lousaac Public Library	(08/08/92)
Anchorage Fire Department	(12/20/92)

#### 3.3 MAPS

U.S. Geological Survey Topographic Map, Anchorage Quadrangle, 1979  
Anchorage Planning Commission, Geological, Soils, Map, 1991

#### 3.4 AERIAL PHOTOGRAPHS

Aeromap U.S. Inc., Aerial photograph dated 06/27/75, Scale 1"= 250'

#### 3.5 OTHER DATA SOURCES

Real Estate Reference Maps  
Personal communications

## 4.0 REGULATORY AGENCY LISTINGS

### 4.1 CERCLA - CERCLIS

The U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) indicates the presence of twenty-three (23) sites in the Anchorage area. Sixteen (16) of the sites appear to be located greater than two miles from Block 26-A and seven (7) sites appear to be within two (2) miles of the Block 26-A. Of the seven (7) sites within two miles of Block 26-A, six of the sites are located near the Port of Anchorage or near the Ship Creek area. These six sites are located north of Block 26-A at elevations that are approximately six (6) meters below elevation of Block 26-A. The seventh site is located on East 15th Avenue. The sites listed are:

AKD980978902	ALASKA AUTO CARRIERS	1600 SHIP AVE	ANC 99501
AKD980983241	ALASKA RAILROAD - ANCHORAGE YARD	OCEAN DOCK RD	ANC 99501
AKD980978787	STANDARD STEEL & METALS	2400 RAILROAD AVE	ANC 99501
AK5971522185	USDOD - DLA DEFENSE FUEL DEPOT	1217 ANC PORT ROAD	ANC 99501
AK4690600149	USDOT - FAA ARCTIC COOPERATE	932 WHITNEY ROAD	ANC 99501
AKD084611219	CROWLEY ENVIRONMENTAL SERVICES	111 W. ROY ROAD	ANC 99503
AKD037995404	ALASKA ELECTROPLATING	828 E 15TH	ANC 99501

Listing on CERCLIS may only indicate a potential for environmental contamination, based on state and/or federal investigations, or a site previously investigated that requires no further action.

### 4.2 RCRA

The Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) list shows the following businesses immediately adjacent to Block 26-A which generate or transport reportable quantities of hazardous materials.

#### • Large Quantity Generators

AKD980975205	ANCHORAGE COMMUNITY COLLEGE	2811 MERRILL FIELD DR	ANC 99501
AKD037995404	ALASKA RAILROAD	411 W 1ST AVE	ANC 99501
AKD980981419	BOWEN TOOLS INC	4111 INGRA	ANC 99503
AKD983068602	NORTHWEST ENVIROSERVICE INC	1813 E 1ST AVE	ANC 99501
AKD055503825	TEXACO USA A DIVISION OF TEXACO INC	1601 TIDEWATER RD	ANC 99501
AK5750361086	USDHEW PHS ALASKA NATIVE MEDICAL CTR	255 GAMBELL	ANC 99501
AKD981769854	PAINT & SIGN SHOP	1ST & POST RD BLDG 942	ANC 99501
AKD000831750	CHEVRON USA INC ANCHORAGE TERMINAL	OCEAN DOCK RD	ANC 99501

Large Quantity Generators which produce more than one thousand (1000) kilograms of listed wastes per month.

#### • Small Quantity Generators

AKD035403708	ANCHORAGE CHRYSLER DODGE INC	2601 E 5TH AVE	ANC 99501
AKD039269618	ANCHORAGE MUNICIPAL LIGHT & POWER	1200 E 1ST ST	ANC 99501
AKD037995404	ALASKA ELECTROPLATING BUMPER REPAIR	828 E 15TH	ANC 99501
AKD983073768	ARCO ALASKA INC BAYVIEW	WAREHOUSE AVE	ANC 99501
AKD983074212	BATTERY SPECIALIST OF AK DBA UNITED	1939 E 5TH AVE	ANC 99501
AKD085191898	BIG OS AUTOMOTIVE	2401 E 4TH AVE	ANC 99501
AKD983073818	BOBS SVC INC	2009 SPAR AVE	ANC 99501

AKD980738405	EASTERN ELECTRIC APP REP CO	568 E WHITNEY RD	ANC 99501
AKD980987499	MAPCO ANCHORAGE ASPHALT STORAGE	900 OCEAN DOCK RD	ANC 99501
AKD983073271	REO 4009	310 E 1ST AVE	ANC 99501
AKD091748925	STEPP BROS LINCOLN MERCURY MERKUR	730 E 5TH AVE	ANC 99501
AK5971522185	USDOD DLA DEFENSE FUEL SUPPORT	1217 ANCH PORT RD	ANC 99502

Conditionally Exempt Small Quantity Generators produce less than one-hundred (100) kilograms of listed wastes each month.

• RCRA Action Listed as Other

AKD980978985	VANGUARD TRANSPORTATION	800 WAREHOUSE AVE	ANC 99501
AKD982654527	ARCTIC TUG & BARGE CO INC	1200 OCEAN DOCK RD	ANC 99501
AKD130597818	BELUGA TRUCKING INC	1430 A ST STE 3	ANC 99501
AK0052764578	BIG STATE MOTOR FREIGHT INC	300 GULL AVE	ANC 99501
AKD122081243	CARLILE ENTERPRISES INC	1524 SHIP AVE	ANC 99501
AKD980837308	GOLD STREAK FREIGHT LINES INC	1040 E 1ST AVE	ANC 99501
AKD018550228	M V CONSTRUCTOR CO	1000 WHITNEY RD	ANC 99501
AKD103351532	PICKWORTH & ASSOC NORTHERN MARINE IN	1200 OCEAN DOCK RD	ANC 99501
AKD070056239	MAMMOTH OF ALASKA INC	1048 WHITNEY RD	ANC 99501
AKD980329868	THERMAL RECYCLING LTD	229 WHITNEY RD	ANC 99501

RCRA Action Listed as Other includes hazardous waste transporters, treatment, storage, disposal facilities (TSDFs) and Burn and Blend facilities.

#### 4.3 ADEC - OIL AND HAZARDOUS SUBSTANCE LISTING

The Alaska Department of Environmental Conservation Oil and Hazardous Substances Listing (1992) identifies 90 sites adjacent to Block 26-A which are State of Alaska potential or confirmed sites. One site is listed NPL (CERCLA Superfund - See page 28, Number 336) and it should not impact Block 26-A. The sites are listed in Appendix B.

#### 4.4 ADEC - HAZARDOUS SUBSTANCES SPILL LOG

The ADEC Hazardous Substances Spill Log was consulted to see if any recent incidents not covered under the ADEC Oil and Hazardous Substance Listing were listed. No spills were noted that would adversely impact Block 26-A.

## 5.0 SITE HISTORY

The site history is based on data obtained during this site assessment and from Sections 3.0 and 4.0. Dates are approximated where no explicit information is available. The chronology is from the oldest to the most recent. Information was derived from Municipality of Anchorage District Recorder Office files and the Alaska collection of Z.J. Loussac Public Library.

### Previous to 1940

Prior Land Use Records Not Located

### July 17, 1940

Property Owner: Thomas Peterkin

City of Anchorage Subdivision of Blocks No. 25 and 26, East Addition. Block 26-A consists of Lots 1 thru 6 facing third Avenue and lots 7, 8, 9, 10, 11 and 12 which are the subject of this report.

Status Plat Information: File page C-18

### 1940's

Patterns of the Past - An Inventory of Anchorage's Historic Resources, Editors Michael Carberry and Donna Lane, pg 37 "House Moved 1944 when Northern Commercial expanded operations on 4th and 5th Avenue."

### January 13, 1941

Seller: Thomas Peterkin

Buyer: Seth B. Cook

Purchase: Lot 8 Block 26-A of the East Addition to the Townsite of Anchorage, Alaska

File: Book and Page Number Unknown, Anchorage District Recorder

### September 30, 1941

Seller: Thomas Peterkin

Buyer: Chris Poulsen and Bert Schock

Purchase: Lots 10, 11 and 12 of Block 26-A of the East Addition to the Townsite of Anchorage, Alaska

File: Book 32, Page 151, Anchorage District Recorder

### October 04, 1943

Seller: Seth B. Cook and Edna M. Cook

Buyer: Stefanja Ulrich

Purchase: Lot 8 Block 26-A of the East Addition to the Townsite of Anchorage, Alaska



File: Book and Page Number Unknown, Anchorage District Recorder

October 22, 1943

Seller: Chris Poulsen and Bert Schock  
Buyer: Ken Hinchey  
Purchase: Lots 10, 11 and 12 of Block 26-A of the East Addition to the  
Townsite of Anchorage, Alaska  
File: Book 32, Page 72, Anchorage District Recorder

July 28, 1944

Seller: Ken Hinchey and Nadine Hinchey  
Buyer: Donald J. Peterson  
Purchase: Lot 10 of Block 26-A of the East Addition to the Townsite of  
Anchorage, Alaska  
File: Book 27, Page 32, Anchorage District Recorder

March 13, 1947

Sellers: Donald J. Peterson and Helen E. Peterson  
Buyers: Fred Wagar and Mary Rattray  
Purchase: Lot 10 of Block 26-A of the East Addition to the Townsite of  
Anchorage, Alaska  
File: Book 58, Page 294, Anchorage District Recorder

September 25, 1947

Sellers: Fred J. Wagar and Mary J. Rattray  
Buyer: Northern Commercial Company  
Purchase: Lots 10, 11 and 12 of Block 26-A of the East Addition to the  
Townsite of Anchorage, Alaska  
File: Book 65, Page 326, Anchorage District Recorder

May 1957

Owner: Stefanja Ulrich - Mrs R.E. Anderson executor of the lease  
Lease: E.F. Craig President of Peacock Cleaners.  
Convey: Lease of Lots 7, 8 and 9 of Block 26-A. Lots 7 and 8 later  
combined into one lot known as Lot 8A.  
File: Book 246, Page 217, Anchorage Recording District  
Lease Number 70333.

April 24, 1963

Deed of Trust: Lots 7, 8, and 9 of Block 26-A  
By: Stefanja H. Anderson - Mrs. R.E. Anderson  
Deed With: Matanuska Valley Bank.  
File: Book 65, Page 353, Anchorage Recording District

May 26, 1964

Owner: Stefanja Anderson executor of the lease  
Lease: Lloyd C. Conners and Frank A. Klith and C&K Sanitary Cleaners  
Convey: Lease of Lots 7 and 8 of Block 26-A.  
File: Book 86, Page 50, Anchorage Recording District  
Unknown Lease Number

July 30, 1964

Survey: Plat details Block 26-A and the location of a building located on Lot 8A.  
File: Page No. 136-87, Anchorage Recording District

July 07, 1971

Grantor: Stefanja Anderson a/k/a Stefanja Ulrich, deceased  
Grantee: Northern Commercial Company  
Conveyed: Lot 8A of Block 26-A  
File: Book 432, Page 301, Anchorage Recording District

May 24, 1979

Deed of Trust      The Fourth Avenue Gambell, an Alaska Limited Partnership  
Beneficiary:      Northern Commercial Company, a Delaware Corporation  
    Parcel 1 consists of Lots 8A of Block 26A of the East Addition to the  
    Townsite of Anchorage, Plat Number 64-100.  
    Parcel 2 consists of Lots 10, 11 and 12 of Block 26A of the East Addition  
    to the Townsite of Anchorage. Plat Number C-18.  
File: Book 405, Page 709, Anchorage Recording District

**Present Land Use:**

The site is currently used as a vehicle parking lot.

## 6.0 DISCUSSION

Based on the above findings EnviroAmerica, Inc. offers the following:

- Prior to 1940, the land use of Block 26-A and Lots 8A, 9, 10, 11 and 12 is unknown. Recorded property documents indicate that the property was owned by Northern Commercial, Inc. and was used for various business enterprises until 1978. Plot plan records show a structure located on Lot 8A that was leased as a dry cleaning establishment. This structure is not in the site aerial photographs taken in 1976 and the date or the reason for its removal is unknown. However, the aerial photographs taken in 1976 do show three buildings on the northeast corner and east side of the property on what appears to be lots 10, 11 and 12. In 1978 these buildings were razed for unknown reasons. Interview data and a site visit indicates that these three buildings were utilized as a tire shop prior to their demolition. The current property was purchased by The Fourth Avenue Gambell in 1978 and is currently being utilized as a parking lot without attached structures.

- Adjacent land uses include business, residential housing and commercial and retail operations that are within one-tenth (.1) mile of the subject site. None of the businesses located immediately adjacent to Block 26-A are listed as generators of hazardous materials.

- At least eight (8) businesses within the immediate vicinity of Block 26-A store, use, or sell some quantities of hazardous substances as part of business activities. Twelve (12) businesses within the immediate vicinity of Block 26-A each generate less than one-hundred (100) kg per month of regulated waste and are classified as Conditional Small Quantity Generators. Ten (10) other businesses in the immediate vicinity of Block 26-A are listed by EPA as either transporters, TSDFs, or Burn and Blend facilities.

- Waste generation rates and types for this site is unknown. Record searches and resulting business activities indicate that this site may contain wastes generated from past dry cleaning operations, heating fuel use, tire shop activities and a parking lot. Specific site contaminants may include waste petroleum fuel, hydraulic fluid, glycol antifreeze, oil lubricants, chlorinated and non-chlorinated solvents, leaded gasoline byproducts, pesticides and PCB containing fluids if ballasts were buried on site during building demolition. Soil samples will be required to classify any wastes located on Block 26-A.

- Two site visits were conducted at this site. The visits occurred on November 28, 1992 and January 02, 1993. Items noted during both visits include:

Lot 8A - There is no evidence of the structure visible on site. No underground heating tanks, sewer lines, foundations or basement structures are visible.

Ground slope for the site appears to peak in the northern part of Lot 9. From this point all sheet runoff appears to run north, south, east and west. The greatest slope runs west from Lot 9 towards Gambell and results in an elevation difference of approximately two feet.

Foundations are apparent on Lots 10, 11 and 12 and these correspond to the three buildings in the 1976 aerial photographs. Lot 11 appears to contain a hydraulic hoist casing that is covered with a steel manhole cover.

One underground storage tank vent pipe is evident in the north section of Lot 12, approximately eight feet due south of the alley and adjacent to an existing power pole. The size, past uses or present contents of this tank are unknown.

- The surface topography slopes away from the site so that potential waste migration from adjacent ADEC, CERCLA or RCRA sites is low. Block 26-A slopes to the west and the east and south exposures to the site are protected by naturally occurring swales and the north is protected by a steep elevation gradient decrease to Ship Creek.

Based on the above conclusions, EnviroAmerica, Inc. is of the opinion that the potential for hazardous substances existing in the environment of the site from past uses is medium. The risk to the environment can be mitigated provided that approved waste management practices are immediately implemented to remove all existing or suspected underground storage tanks on site.

Other contaminants that may be on site are unknown. Phase II tank removal sampling activities should be expanded beyond Gasoline or Diesel range hydrocarbons and include analysis for organics, chlorinated solvents, PCBs/Pesticides and Metals.

All corresponding wastes should also be disposed of in accordance with all applicable State of Alaska and Federal hazardous waste disposal regulations. The use and disposal of waste materials in accordance with applicable regulations should not present a risk to the environment, however such cannot be assured.

## 7.0 CLOSURE

The findings we have presented within this report are based on limited research conducted at this site and should not be construed as a definite statement regarding reported conditions. No subsurface explorations, soil testing, or sampling of building materials was conducted at this site in reaching our conclusions.

The data presented in this report should be considered representative of the time of our site observations. Changes in the conditions of the property can occur with passage of time, whether they be due to natural processes or to human actions on this or adjacent properties. In addition, changes in Government Codes, regulations, or laws may occur. Due to such changes, our observations and recommendations applicable to this site may need to be revised wholly or in part, due to changes beyond our control.

EnviroAmerica, Inc. conducted this environmental assessment within our best judgement to adequately describe the known and anticipated conditions of the property. This report was prepared for the exclusive use of The Fourth Avenue Gambell and their representatives in the study of Block 26-A in Anchorage, Alaska and in no way guarantees that any agency or its staff will reach the same conclusions as EnviroAmerica, Inc.

**Attachment (A)**

**Data Sources**

**The Fourth Avenue Gambell  
Environmental Assessment**

## Reference Materials

U.S. Environmental Protection Agency. August 1988. Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA, Interim Final.

U.S. Environmental Protection Agency. June 1988. Community Relations in Superfund, A Handbook, Interim Version.

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Miller, R. D. and Dobrovolsky, Ernest, 1989, Surficial geology of Anchorage and vicinity, Alaska: U.S. Geol. Survey Bull. 1093, 128 pp.

Schmoll, H. R., Dobrovolsky, Ernest, and Zenone, Chester, 1971, Generalized geologic map of the Eagle River— Birchwood area, Greater Anchorage Area Borough, Alaska: U.S. Geol. Survey open-file map.

Attachment (B)

**State of Alaska  
List of Contaminated Sites**

**The Fourth Avenue Gambell  
Environmental Assessment**



50 92210027302

NAPA Auto Supply

2605 E. 5th Ave.

Anchorage 99501

1,000 gallon gasoline & 500 gallon diesel tanks removed. Contaminated soil removed and stockpiled on-site.

52 92210027502

Stepp Brothers Lincoln Mercury

Anchorage 99501

Pulled 7,500 gallon gasoline and two 1,000 gallon waste oil tanks.

Contamination found at each of the waste oil tanks.

58 91210910001

Quality Transmission

1208 Gambell Street

Anchorage 99501

Polychlorinated biphenyl & waste oil contaminated soil in ground & in 30 cu. yds. of excavated soil from removal of 5,000 gallon underground tank. Reported 4/10/91. Petroleum products have stained ground around site. Low level PCB and TPH remain in Tank #1 excavation. Vertical and horizontal extent of contamination unknown. Human health threat unknown. Second UST to be removed.

60 91210016901

Arctic Speedy Glass

901 E. 5th Ave.

Anchorage 99501

Underground storage tanks at site. Preliminary site assessment revealed soil contamination, extent of contamination & impact to human health is unknown.

61 91210022801

AK Import Auto Center

839 E. 8th Ave.

Anchorage 99501

Gasoline soil contamination discovered when tanks pulled in 8/91.

Contamination found at tanks, piping elbow & pump island. Soils stockpiled on site.

62 88210014602

B & L 4th Ave. Service

556 E. 4th Ave.

Anchorage 99501

Waste oil contaminated soils found during 5/88 UST removal. Contaminated soils removed and land farmed (treatment) on-site. ADEC requires no further site assessment or remediation. Date and amount of original spill unknown. Low public health threat.

64 88210034201

Former Firestone Auto Service

333 W. 7th Ave.

Anchorage 99501

Soil waste oil contamination found during 11/88 waste oil UST removal.

Contaminated soils excavated. Date and quantity of original spill unknown. The real extent of contamination remaining is less than 10,000 sq. ft. Low human health threat.

70 89210122902  
 AK Vehicle Accessories  
 4651 Gambell St. Anchorage 99503  
 Surficial waste oil contaminated soils documented 11/89. Traces of  
 halogenated solvents. Soils have been excavated. ADEC has not required  
 further soil remediation or site assessment.

77 89210124302  
 Chevron Bulk Plant  
 Port of Anchorage Anchorage 99501  
 Petroleum contamination & chlorinated solvents present at site. Impact to  
 human health unknown. Date of release unknown.

78 89210113801  
 Tesoro Bulk Plant  
 1522 Anchorage Port Rd. Anchorage 99501  
 Port of Anchorage Diesel fuel leak in pipeline on 5/18/89 contaminated surface  
 soils. Historic spillage at the site entered sewerline adjacent to bulk plant.  
 Quantities and extent of contamination significant. Potential health concern for  
 workers. Contaminated soils excavated and long term remediation facilities  
 installed in 1990.

84 91210017802  
 Ak Sales and Service Truck Center Anchorage 99501  
 Elevated hydrocarbons found in waste oil excavation in small amounts.  
 Confirmation samples confirmed presence of "clean" soil beneath system. Total  
 extent of contamination to be documented at later date with closure report.

85 90210027101  
 AK Sales & Service Inc.  
 1300 E. 5th Ave. Anchorage 99501  
 During removal of 1500 waste oil tank soil contamination was found. 24 year  
 old tank with gas, oil, solvents and sludge. Facility ID  
 0-001-952. Unknown human health impact.

88 89210025101  
 AK Sales & Service Inc.  
 1246 E. 5th Ave. Anchorage 99501  
 Diesel & gasoline contamination of soil has been found in ongoing  
 underground storage tank removals. Human health impact unknown.

91 89210011701  
 Anchorage Chrysler Dodge  
 2601 E. 5th Ave. Anchorage 99501  
 Soil contaminated by waste oil/gasoline documented at UST facility in 5/89.  
 Groundwater contamination by chlorinated solvents/gasoline constituents  
 documented 6/89. Date and quantity of spill unknown. USTs and contaminated  
 soils removed 1989. Real extent of contamination remaining estimated 10,000  
 square feet. Potable groundwater supplies at risk.

104 91210122805

Pool Arctic

Anchorage 99501

Petroleum contamination found on AK railroad Leased land contract #5536. Floor sump drain runs to 55 gallon drums under slab. Total extent & type of contamination & impact to human health is unknown.

106 91210020002

Yukon Equipment, Inc.

2020 E. 3rd Ave.

Anchorage 99501

Leaking underground waste oil storage tank. Soil contamination present, impact to groundwater unknown and impact to human health unknown.

113 91210023102

Benson Trucking

4600 Gambell St.

Anchorage 99503

During underground storage tank removal contaminated soil excavated & stockpiled at site. Surface contamination was present before pull.

117 91210010203

315 E. 2nd Ave.

Anchorage 99501

During removal of 1,500 gallon gasoline underground storage tank soil contamination identified. Impact to human health & total extent of contamination unknown.

127 90210018402

Mat-Su, Inc.

1705 Ship Ave.

Anchorage 99501

Leaking underground storage tank-diesel tank & waste oil tank with numerous surface spills. Soil contamination present & groundwater contamination possible.

129 90210028201

Mammoth Alaska

1048 Whitney Rd.

Anchorage 99501

Removal of regulated waste oil, diesel, & gasoline tanks revealed soil & groundwater contamination present. Impact to human health, amount & extent of contamination unknown.

130 91210033601

Chris Berg Inc.

1748 Post Rd.

Anchorage 99501

Discovered petroleum contamination during underground storage tank removal. Type of contaminant, total extent of contamination, impact to human health is unknown.

148 91210910002 2346

Drum Site

2346 Railroad Ave.

Anchorage 99501

25-30 drums reported to contain hazardous material, waste, or substance. They have been there for a Long time & may rust out releasing contaminants to soil.

150 92210018902

Snow White Cleaners

300 E. 5th Ave.

Anchorage 99501

Diesel contamination was found in vicinity of regulated underground storage tank.

154 90210021404

City Electric Inc.

819 Orca St.

Anchorage 99501

Waste oil, gasoline, & diesel contamination from underground storage tank removal. Impact to human health, extent & amount of contamination unknown.

156 84210925001

Ak Electroplating and Bumper

828 E. 15th Ave.

Anchorage 99503

Chemicals and metals used in electroplating discharged to municipal sewer system in form of tainted rinse & wash water. No further action needed-EPA.

157 92210024501

Port of Anchorage-Admin Building

2000 Anchorage Port Road

Anchorage 99501

Diesel contamination discovered around fill/vent piping during removal of 12,000 gal. UST used for emergency generator fuel supply .

163 90210006801

Craig Taylor Equipment Co.

733 E. Whitney Rd.

Anchorage 99501

Spill date unknown. All contamination removed during underground storage tank removal. Little to no human risk & no groundwater contamination.

173 90210105301

Service America

1115 Whitney Rd.

Anchorage 99501

Diesel contaminated soils encountered while removing 2 heating oil USTs. Approx. 75 cubic yards of contaminated soils removed. Trace of halogenated organics detected in north UST waste soils. Extent of residual contamination, human health threat, date and quantity of release unknown.

179 89210013701  
Mapco Express #5009  
1209 Gambell Street

Anchorage 99501

Gasoline/diesel soil contamination encountered in 9/87. Groundwater contamination documented 5/89. Trace trichloroethane and benzene above MCL detected in groundwater in 7/90. Potable groundwater supplies threatened. Six USTs removed in 5/89, and 338 tons of contaminated soil removed from site and processed in 6/89. Used oil contaminated soils are stored at Mapco #2 pending treatment. Real extent of contamination estimated at 10,000 sq. ft.

181 90210028803  
Willow Park Housing  
9th Ave. & Fairbanks St.

Anchorage 99501

Soil & groundwater contamination present in removal of S underground storage tanks. 2 tanks are gasoline-500 gallons each, 1 heating oil-750 gallons, 2 with bunker C at 7000 gallons each.

186 87210031602  
Unocal #4581  
636 C Street

Anchorage 99501

Soil/groundwater gasoline contamination documented in 10/86 during station demolition. At least 200 cubic yards contaminated soils removed. in-place soil contamination remediation by vapor extraction. Date and quantity of original spill unknown. Real extent of contamination remaining estimated less than 10,000 square feet. Human health threat unknown.

187 86210020603  
Unocal #4652  
1441 C Street

Anchorage 99501

600 gallon gasoline leak from UST facility contaminated soil/groundwater in 1986. Contaminated soils and USTs removed in 1987. Real extent of remaining contamination estimated at 10,000 square feet. Soil vapor extraction treatment of in place soils. Groundwater treatment by air stripping. Human health threat unknown.

189 88210023201  
Former Texaco  
1006 W. 5th Ave.

Anchorage 99501

Gasoline/diesel/waste oil with PCB contaminated soils found during 8/88 UST removal program. Majority of site contamination removed by 7/89. Contaminants detected in shallow, on-site groundwater. Date and quantity of original spill unknown. Unknown human health threat.

190 89210011604

Consolidated Freightways

801 W. 1st Ave.

Anchorage 99501

Contaminated soils/groundwater encountered during 1989 removal of USTs and subsequent site assessment. Contaminants include gasoline and diesel. Approximately 700 cubic yards contaminated soil and 1000 gallon contaminated water removed. Extent of contamination unknown. Date & quantity of spill unknown. Human health threat unknown.

193 90210033801

Denali Fuel Co.

1525 E. 5th Ave.

Anchorage 99501

Gasoline, diesel fuel and heating oil tanks removed excavated approx. 380 cubic yards of soil. Stockpiled soil on site. Impact to human health unknown.

194 89210027602

Aurora North Fuel Sales

1040 E. 1st Ave.

Anchorage 99501

Extensive oily layer over ground of yard & around fuel dispensing island. Assessment not yet made. Extent of contamination & human health impact remains unknown at this time.

195 88210011901

Defense Fuels Center

Port of Anchorage

Anchorage 99501

Underground tanks leaking, documented fuel surfacing on the hillside below buried 100,000 gallon fuel tank. The fuel has contaminated the shallow groundwater and a small creek nearby. Dates of release, quantity, extent of contamination, and health impact unknown.

214 9021001310Z

4th & Ingra

901 4th Ave.

Anchorage 99501

Contaminated soil from gas/diesel fuel. Amount & extent of contamination, impact to human health unknown

215 89210024901

Mapco Express #5010

1500 E. 5th

Anchorage 99501

Gasoline/diesel soil contamination documented 9/87. Groundwater contamination documented 1/90. Floating product (gasoline) has moved off site. Approx. 100 cubic yards contaminated soils removed during upgrading facility in 1989. Vapor extraction system began operation in 4/90 to treat contaminated soils remaining in place. Date and quantity of original spill unknown. Contamination threatens potable groundwater resources.

220 92210027604

C.R. Lewis Company

1500 Post Road

Anchorage 99501

Waste oil and gasoline tank removed. Some contaminated soil removed and stockpiled on-site. Unknown if waste oil is a LUST.

225 92210007604

Anchorage Native Hospital

255 Gambell

Anchorage 99501

It appears that overfilling of gasoline USTs has resulted in soil contamination.

226 88210014601

Former Providence Hospital

9th & L, West side of L

Anchorage 99501

Bunker C contaminated soils found during tank removal. Contamination limited to excavation. File closed no further action required.

231 91210909201

Preservative Paint Co.

245 Post Rd.

Anchorage 99501

Paint Co's warehouse had burned down with worst case scenario of chemical contamination: muriatic acid, zinc dust, lead chromate, silica, solvents(methyl ethyl ketone, toluene, acetone, xylene). Total extent, amount & type of contamination is unknown.

232 91210116901

Industrial Lots Railroad Ave.

1730 & 1820 Railroad Ave.

Anchorage 99501

Lead & petroleum contaminants found in groundwater from a possible leaking underground storage tank. Type & extent of contamination, impact to human health unknown.

233 91Z10129001

Diesel Storage Tank Pump House

Anchorage 99501

The seal of the diesel engine loading pump failed. 600 gallons of diesel fuel were spilled, sorbants were laid down and 100 gallons were recovered. Approximately 750 sq. ft. of soil contaminated.

241 91210008001

Westours Bus Maintenance Facility

1850 E. 1st Ave.

Anchorage 99501

12,000 gallon leaking underground storage diesel tank. Soil contamination present, unknown impact to groundwater and human health.

251 82210922501

Standard Steel & Metals Co.

2400 Railroad Ave.

Anchorage 99501

CERCLA PCB contaminated soils, petroleum wastes, metals, dioxin & other hazardous waste encountered at this facility during 1986. wastes secured on site as well as removed from site under EPA direction. Dates, duration & quantity spillage unknown. Extent of remaining contamination unknown. Human health risk mitigated by EPA actions.

253 89210129901

Weaver Brothers

1611 E. 1st Ave.

Anchorage 99501

Spilled diesel on the lot from a drum was contained, but so far hasn't been disposed of or a report filed. Contamination probably contained no probable impact to human health. No further action required, file closed.

256 90210132302

Sig World Transfer & Storage

2824 Rampart Dr.

Anchorage 99501

Waste oil, grease, & hydraulic fluid used in vehicle maintenance at site. Waste oil was spilled. Impact to human health unknown.

258 90210014303

Northern Consolidators

1907 Post Rd.

Anchorage 99501

Contaminated soils found at site. Amount & extent of contamination & impact to human health unknown.

259 89210013602

Arrow Moving & Storage

209 W. Post Rd.

Anchorage 99501

Diesel contaminated soil was replaced in the ground. Groundwater was not assessed during the leaking underground storage tank removal. Extent of contamination and human health impact remains unknown.



29 260 89210013604

Air Van Lines/North America

2216 Post Rd.

Anchorage 99501

Grade diesel contaminated soils were replaced in ground & groundwater were not assessed during leaking underground storage tank removal of 1,030 gallon tank. Full extent of contamination & human health impact unknown.

265 92210013902

ARCO Towers Office Building

700 G. Street

Anchorage 99501

Diesel contaminated soil found upon removal of underground storage tanks.

272 89210013603

GCI Warehouse

135 W. Post Rd.

Anchorage 99501

Diesel contaminated soils were replace in ground & groundwater was not assessed during leaking underground storage tank removals. Extent of contamination & human health impact unknown at this time.

276 92210904904

Municipal Light & Power, Plant 1

821 E. 1st Ave.

Anchorage 99501

During 1964 earthquake, 100,000 gallons of diesel oil were released at the site by a collapsing storage tank. Soils were contaminated with diesel fuel. Subsequent releases occurred on the site including PCBs from electrical equipment. Chlorinated solvents in the groundwater has not been confirmed.

277 90210012002

Hobbs Industries Power Plant

229 Whitney Rd.

Anchorage 99501

R.Godden found visual/olfactory evidence of the presence of significant amounts of petroleum contaminated soil during underground storage tank removal. Impact to human health and extent of contamination unknown.

279 90210108601

Suburban Propane Sales-Rampart

3107 Rampart Dr.

Anchorage 99501

Faulty nozzle on diesel above ground storage tank has resulted in several spills this winter. One was estimated at 300 gallons.

281 90210026303

AWWU Pump Station #2

12th Ave. & O St.

Anchorage 99501

Report of a petroleum release from underground diesel fuel tanks or piping.  
Impact to human health unknown. Soil contamination level & extent unknown.

284 89210107402

AK Railroad Anchorage Yard

Anchorage 99501

Winter use of unknown quantity of oil/ethylene glycol mix on switches. Human health impact & extent of contamination unknown. Citizen complaint has been filed with ADEC.

285 85210134501

Ship Creek Railroad Yard

Anchorage 99501

Suspected dumping of waste oil on river bank of Ship Creek located approximately 100 feet upstream of C Street Bridge at Ship Creek. Impact to human health unknown.

291 89210131101

Residence 11th Ave.

1333 W. 11th Ave.

Anchorage 99501

Home heating fuel underground storage tank w/contaminated soil(near vent valve) a 261 ppm & 80.6 ppm total petroleum hydrocarbons probably related to overfills. Date of occurrence & impact to human health unknown. File closed, no further action anticipated.

306 87210034302

Unocal #5580

442 Gambell Street

Anchorage 99501

Soil/groundwater gasoline contamination identified in 11/86 site investigation. Quantity and date of original spill unknown. The extent of contamination is not accurately known. No known private wells in site's area of impact. Low human health risk.

Phase 1 - Visual Site Inspection Data Collection Form

Surface Water  
Migration Pathway

Section Not Applicable

Enter the following into Watershed Description

- a) Segment Name (i.e., \_\_\_\_\_ River, \_\_\_\_\_ Lake)  
b) Segment Type (i.e., Sm-Lg-Med Pond, Lake, or River)

Segment

Type

<u>Ship Creek</u>	<u>Sur. Stream</u>	<u>W. of Site 1.5 mi</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach a simplified sketch of surface water runoff: \_\_\_\_\_ Attached ☒ N/A

Likelihood of Release:

Does quantitative or qualitative evidence exist to indicate site-related surface water contamination? \_\_\_\_\_ High \_\_\_\_\_ Moderate ☒ Low

Describe:

Sheet runoff to storm drain system.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Surface Flood Water Containment:

Determine flooding frequency where this source is located: (10 - 25 - 100 or 500 year) \_\_\_\_\_ year.

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Air Migration Pathways

X Section Not Applicable

Does quantitative or qualitative evidence exist to indicate site-related contaminate releases to air? \_\_\_ High \_\_\_ Moderate \_\_\_ Low

Describe: (Daily event)

Determine the distance from the emission source to the nearest offsite residence, regularly occupied building or area: \_\_\_\_\_

Estimate the population to the site emission source:

Estimated Population

Offsite (miles)	
0-1/4	_____
1/4-1/2	_____
1/2-1	_____
1-2	_____
2-3	_____
3-4	_____

Determine the distance from the emission source and each of the following types of land uses:

Land Use	Distance (miles)
Commercial	_____
Single Family Residential	_____
Multi-Family Residential	_____
Parks	_____
Prime Agricultural	_____
Non-prime Agricultural	_____

Notes:

Determine the distance from the emission source to each potentially environmentally sensitive area within 2 miles:

Area _____	Distance (miles) _____
Area _____	Distance (miles) _____

Offsite Contamination

Section Not Applicable

Does quantitative or qualitative evidence exist to indicate site-related contamination on the property of a park, school, playground, or other area designated for use by the public? ☐ High ☐ Moderate ☒ Low

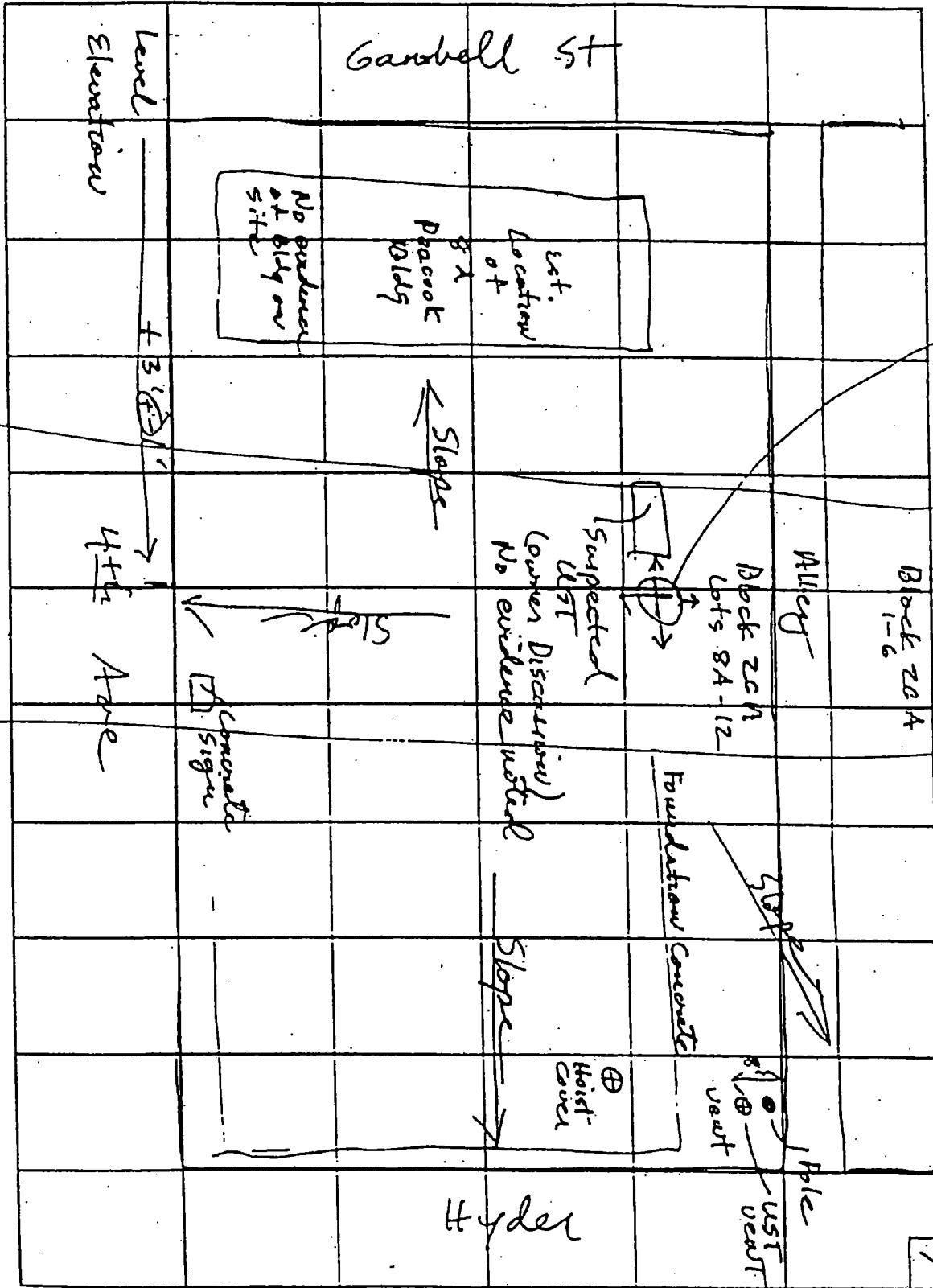
Notes:

None known. Site is utilized as a parking lot and is in heavy urban development area. Residential housing is 1/2 mile from site (NA) as is a Church & Hospital. Site contaminants are unlikely to impact local area. Site in use since 1940.

Phase 1 - Visual Site Inspection Data Collection Form

Site Sketch

(Show North, all pertinent features, sources and targets)



Slope High Point  
Lot 2

Water Disposal

Channel

1-2-92  
WX - 10°  
Cond = Ice  
Snow cover

Not to  
Scale

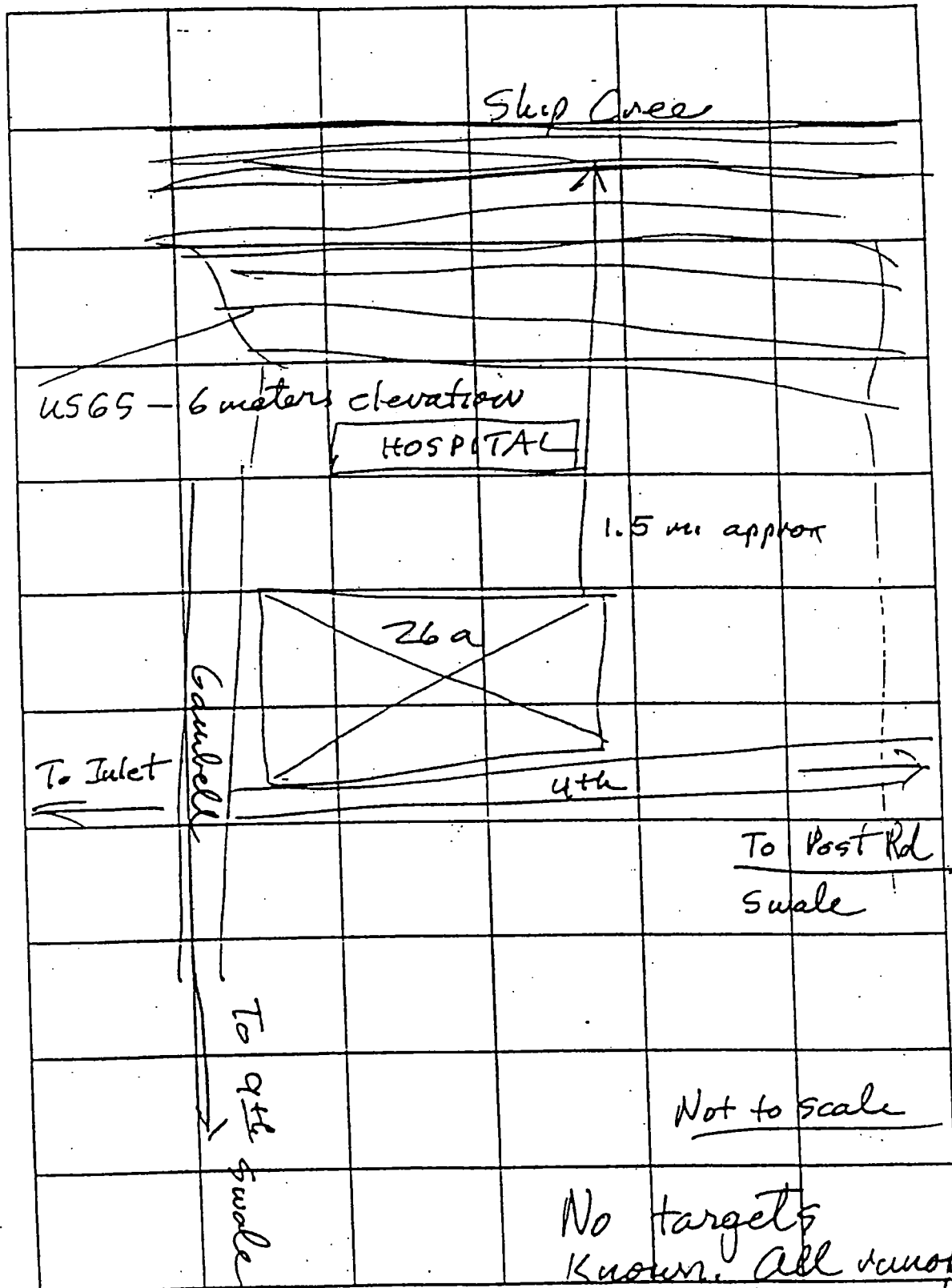
Bates 58

N ↑

Phase 1 - Visual Site Inspection Data Collection Form

Surface Water Sketch

(Show North, runoff route, probable point of entry, fisheries, intakes and targets)



No targets  
Known. All runoff  
via drains.  
Good H<sub>2</sub>O link.



308 90210021403  
N & S Texaco Station  
901 E. 15th Ave.

Anchorage 99501

Removal & upgrade of underground storage tanks revealed soil contamination. Impact to human health, extent & amount of contamination unknown.

309 88210023601  
Jack's Market  
8th Ave. & I St.

Anchorage 99501

Petroleum contaminated soils found during tank removal. Soil & groundwater contamination appears to be restricted to site. Quantity released, extent of contamination unknown. No public health threat identified to date. No further action required at this time, file closed.

314 87210034305  
Unocal #5031  
566 E. Bluff Rd.

Anchorage 99501

11/86 site assessment documented soil/groundwater contaminated by petroleum hydrocarbons. Petroleum UST facility on-site. Real extent of contamination estimated at less than 10,000 square feet. Spill date, duration and public health threat unknown.

318 89Z10034602  
Waldron Company  
1005 East 6th Avenue

Anchorage 99501

Gasoline/diesel/waste oil contaminated soils encountered during the removal of numerous USTs. Approx. 200 cubic yards contaminated soils removed. Date, quantity of spill and extent of contamination unknown. Public health threat unknown.

324 89210018201  
Texaco Service Station  
901 C St.

Anchorage 99501

Underground storage tank removals showed hydrocarbon and benzene, toluene, ethylbenzene, xylenes contaminating the soil.

325 90Z10018405  
Chevron #2555  
920 Gambell St.

Anchorage 99501

Leaking underground storage tank removal with extent & level of contamination unknown.

330 90210103601

Five F Inc.

5th Ave. & G St.

Anchorage 99501

Heating oil tank 500 gallon tank capacity contaminated soils found during underground storage tank removal. Amount, extent human risk unknown.

331 89210025502

Eastchester Texaco

1035 Gambell Street

Anchorage 99501

Petroleum contaminated soil found during tank removal. Impact to human health unknown. Extent & amount of contamination unknown.

336 88210925701 Arctic Cooperage CERCLA

932 Whitney Rd.

Anchorage 99501

Alleged hazardous dumpsite from oil refining sludge and barrel reconditioning operation during 1970's and early 80's. Site may contain PCB s, dioxins, solvents, sulfuric acid and other unknown chemicals. 100 by 100 area with visible contamination. Quantities released, dates, extent of contamination, & health impact unknown.

337 90210120401

Texaco USA

1601 Tidewater Rd.

Anchorage 99501

6000 gallon underground storage tank removed with soil contaminated from leaks, spills, overfills. Impact to human health unknown.

339 86210119902

Submarine Pirelli Cable #10

Knik Arm

Anchorage 99501

A submarine electrical transmission line for three years has been slowly leaking a dielectric fluid called dodecylbenzene into Cook Inlet. The total amount leaked & the extent of contamination is unknown. There are no specific public health concerns. No further action required file closed.

340 88210102601

Chevron Tank Farm

Port of Anchorage

Anchorage 99501

Site investigation in December 1987 identified soil & groundwater contamination from petroleum bulk plant facility. Amount and date(s) of release, extent of contamination and health impact unknown. Possible floating product on groundwater in 6 monitoring wells in < 710,000 square foot area.

344 90210001101

AK Center for the Performing Arts

621 W. 6th Ave.

Anchorage 99501

40 gallons of #2 diesel discharge to city sewer on 01/11/92. No other known impacts. Underground storage tank under construction with an integrity investigation.

346 89210015001  
B & B Tool Supply Inc.  
1100 E. rd Ave.

Anchorage 99501  
Diesel contamination with some degree of polychlorinated biphenyls at old underground storage tank site. Total extent of contamination off-site & human health impact unknown at this time.

347 91210007001  
Government Hill 7-11  
751 E. Loop Rd.

Anchorage 99501  
Removal of 6 regulated underground storage tanks: (1) 6,000 gal. unleaded gas, 2 4,000 gal leaded gas, 2 4,000 gal Leaded super, (1) 500 gallon used oil tank revealed soil contamination.

350 91210010801  
Captain Cook Travel  
743 W. 5th Ave.

Anchorage 99501  
Gasoline, diesel and waste oil release from UST system. Surface spillage, approx. 10 cubic feet soils affected, reported April 18, 1991. Three USTs removed in May 1991. 100 to 1,000 cubic feet of diesel, gasoline and waste oil contaminated soils remain in place. Lead contaminated soils, about 100 sq. feet, detected. Approx. 150 cubic yards of soils excavated. Human health threat unknown.

351 91210124601  
Columbus Distributing  
1849 E. 1st Ave.

Anchorage 99501  
A 1,000 gallon regulated waste oil tank containing diesel leaked and contaminated 15 cubic yards of soil.

354 90210018401  
Wrightway Auto Carriers  
101 W. Whitney Rd.

Anchorage 99501  
Underground storage tank vent and fill pipe on regular gasoline tank has soil contamination around them. Diesel dispenser has surface spills all around it. Impact to human health unknown and extent unknown.

355 90210026701  
AK Sight Seeing Tours  
349 Wrangell St.

Anchorage 99501  
Removal of 5,000 diesel, (2) 5,000 gasoline, & (1) 500 gallon waste oil underground storage tanks revealed soil contamination. Extent & amount of contamination unknown. Impact to human health unknown.

356 90210001102

Municipal Light & Power  
1201 E. 3rd Ave.

Anchorage 99501

UST removal in 11/89 detected soils contaminated by gasoline and diesel. No soil/groundwater assessment has been done to determine the extent of contamination. Human health risk has not been determined.

357 89210021401

Municipal Light & Power  
1120 East 1st Avenue

Anchorage 99501

Soil/groundwater contaminated by gasoline/diesel and waste oil constituents (PCE) found during 7/89 site assessment. USTs and contaminated soils removed 10/89. Real extent of remaining contamination estimated at 100 square feet. Date and quantity of original spill unknown. Human health threat unknown.

358 89210008601

ML&P maintenance Facility  
1021 East 1st Avenue

Anchorage 99501

Unleaded gasoline contaminated soils/groundwater documented during 4/89 UST removal. Approx. 400 cu. yds. of contaminated soils removed. Remediation of contaminated soils in place by vapor extraction began 1/90. Groundwater treatment by pumping & air stripping began 1/90. Waste oil pit contained halogenated organics. Spilled gasoline estimated 500-1100 gal. Date of spill unknown. Extent of gasoline, but not waste oil, contamination known.

361 87210919201

AK Auto Carriers  
1600 Ship Ave.

Anchorage 99501

Alleged buried materials consisting of 15 5 gallon containers of water based non-lead paint, (8) 25# bags of sheetrock spackle, several bags of drywall texture, a crane tower/boom, various wood split beams. EPA: No further action needed. Site closed out.

363 90210917301

AMFAC warehouse  
250 Post Rd.

Anchorage 99501

Diesel contaminated soils encountered during 5/90 underground storage tank removal. Polychlorinated biphenyl contamination discovered during Site assessment in 8/90 at a waste oil disposal system. Partial remediation occurred in 1990. Date and quantity of spill unknown. Area of extent of Site contamination estimated under 10,000 sq. ft. Public health threat to transients camping in the immediate area.

365 89210027604

AK Railroad Yard  
445 Warehouse Ave.

Anchorage 99501

Diesel contaminated soil encountered during removal of an UST in 9/89. Contaminated soils removed. Extent of contamination and human health threat unknown.

367 90210131901

Warehouse

3237 Mtn. View Dr.

Anchorage 99501

Site investigation shows surface spills & tanks not removed. Transformers are present which may contain polychlorinated biphenols. PCB's are in lighting fixtures asbestos in building & roofing materials. Level & extent of contaminant unknown.

371 92210109402

Automatic Welding & Supply

3038 Rampart

Anchorage 99501

In response to a citizen complaint, discharges of oily waste to storm drain was discovered.

373 91210125601

Wilbur's

4025 W. South

Anchorage 99501

A diesel fuel release was reported on 09/13/91. The volume of release is unknown. A 100 yards strip of grass was impacted by the spill.

Attachment (C)

EA Data Collection Form

The Fourth Avenue Gambell  
Environmental Assessment

## Client List

\_\_\_ Section Not Applicable

**Final Report to Include:**

- ☒ Aerial Photos                      ☐ Land Survey  
☐ Site Drawings                      ☒ Topography Maps  
☒ Photographic Survey              ☒ Plot Plans

**Client Knowledge of Potential Problems that may exist on site:**

## Potential Contaminants

- ☐ Asbestos
- ☐ Drums
- ☒ Contaminated Soil
- ☐ Contaminated H<sub>2</sub>O
- ☐ Air Contamination
- ☒ Lead
- ☐ Batteries
- ☐ Transformers
- ☐ PCB's
- ☒ Ballasts
- ☒ UST's
- ☐ AST's
- ☐ Ground Water Wells
- ☒ Solvents
- ☐ Monitoring Wells
- ☐ Medical Waste
- ☐ Radiation Source
- ☐ Explosives
- ☐ Confined Spaces
- ☐ Unknown
- ☐ Other

### Site Type

- ☐ Landfill
- ☐ Waste Pile
- ☐ Surface Impoundment
- ☐ Buildings
- ☐ Containers
- ☐ Incinerator
- ☐ Pads
- ☐ Tank Storage
- ☐ Fire Pits
- ☐ Land Treatment
- ☐ River - Pond - Stream
- ☐ Injection Wells
- ☐ Ground Water Wells

**Survey To Include:**

- ☐ Single Family  
☐ Multiple Family  
☐ Office Complex  
☐ Undeveloped Lot  
☐ Commercial Building  
☒ Commercial Lot

### List of MUC's

[illegible]

General Information

Site Number- Anchorage Townsite  
 USGS/TWP/Range \_\_\_\_\_  
 Legal Description Block 26A - Lots 8A, 9, 10, 11, 12

Site Description

Site Name Block 26A

Site Address  
 Address Corner 4th Ave & Gambell St  
 City/Borough/State Anchorage AK Zip 99501

Site Operator (s)

Name The Fourth Ave Gambell  
 Address 1343 G. St  
 City/State Anchorage, AK 99501

Site Owner

Name The Fourth Ave Gambell  
 Address 1343 G St  
 City/State Anchorage AK Phone (907) 274-2634

Dates of Ownership from \_\_\_\_\_ to Present

Type of Ownership: ☐ Residential ☐ Borough  
☒ Commercial ☐ Municipal  
☐ Federal ☐ Other  
☐ State

Notes:  
Lot bordered by Lots 1-6 Block 26A  
to N of site - Hydes St to East - Gambell  
St to West and 4th Ave to South.



Phase 1 - Visual Site Inspection Data Collection Form

Previous Owner(s)

Name See Reports - Chap 5

Address for historical data

City/State \_\_\_\_\_

Phone ( — ) \_\_\_\_\_

Dates of Ownership

Type of Ownership

from 1979 to Present

Present owner

- ☐ Residential
- ☒ Commercial
- ☐ Federal
- ☐ State
- ☐ Borough
- ☐ Municipal
- ☐ Other

Data Source: ☒ Site Visit ☒ Records Search ☒ Client ☐ Interview

Property Uses: Parking Lot

Regulatory Activities

Prior Regulatory Activities

- |  |   |
|--|---|
| <input type="checkbox"/> CERCLA                  | <input type="checkbox"/> UST                          |
| <input type="checkbox"/> RCRA                    | <input type="checkbox"/> Sm Quantity Generator        |
| <input type="checkbox"/> ADEC                    | <input type="checkbox"/> 90-Day Accumulator           |
| <input type="checkbox"/> Other Federal Progs -IR | <input type="checkbox"/> Permitted Facility - Final   |
| <input type="checkbox"/> Borough                 | <input type="checkbox"/> Permitted Facility - Interim |
| <input type="checkbox"/> Municipal               | <input type="checkbox"/> Unpermitted Facility         |
| <input type="checkbox"/> TSCA                    | <input type="checkbox"/> CWA                          |
| <input type="checkbox"/> DOT                     | <input type="checkbox"/> CAA                          |
| <input type="checkbox"/> Unknown                 | <input type="checkbox"/> Not Applicable               |

None at this time - Possible UST/ADEC  
Site

EPA Generator ID # None

Phase 1 - Visual Site Inspection Data Collection Form

UST's - AST's

Section Not Applicable

Past evidence of UST's on Site?

☒ Yes ☐ No

- ☒ Vent Pipes
- ☐ Above ground Piping
- ☒ Fill pipes — ☒ Hoist?
- ☐ Partially buried UST's visible
- ☐ Evidence of Soil or Water staining
- ☐ Evidence of hazardous waste migration
- ☐ No evidence of hazardous waste migration

Estimate of number of UST's on site 1

- ☐ GPR data
- ☐ Magnetic Survey
- ☒ Fill pipe count
- ☐ Vent pipe count
- ☐ Christy Box Count
- ☐ Cistern Pipe Count

Notes:

One vent pipe noted - W of Lot 12 - 8ft S. of  
alley - Went to pole. Client indicates other tanks  
may be present on site  
⊗ Hoist lift noted. Covered with steel covers.  
In Lot 11 approximately 30' S of alley - See sketch

Number of AST's on Site N/A

- ☐ Do tanks appear to have product? (y/n)
- ☐ Are tanks labeled? (y/n)
- ☐ Tanks intact
- ☐ Tanks damaged
- ☐ Drain ports evident
- ☐ Soil or Water staining
- ☐ No evidence of hazardous waste migration?
- ☐ Evidence of hazardous waste migration?
  - ☐ From tank?
  - ☐ From associated piping?
- ☐ Dikes in place and in good repair?
- ☐ Dikes damaged?
- ☐ No dikes on site?
- ☐ Adequate dike freeboard? (y/n)

Notes:

## Drums

X Section Not Applicable

           No Evidence of Drums on Site                 Drums Offsite

     Random Distribution

## Palletized

           Inside Building

           Pressurized

    Partially buried-visible

       Evidence of buried drums

Exposed to Weather

**Burst**

[illegible]

Condition	Type	Estimated Volume
(RI) Rusted Full	(17E) Bung	(F) Full
(RE) Rusted Empty	(17H) Open	(7) 75%
(FS) Factory Seal	(S/S) Stainless	(5) 50%
(L) Leaking	(P) Poly	(2) 25%
(B) Burst	(SO) Steel Overpac	(P) < 1"
(PL) Punctured-Product		(E) Empty
(PE) Punctured-Empty		
(X) Other		

**DOT Classifications**

(F) Flammable (C) Combustible (I) Ignitable (COR) Corrosive (R) Radioactive (P) Poison  
 (CG) Compressed Gas (RE) Reactive (W) Water Reactive (OX) Oxidizer (E) Explosive  
 (X) Other



Landfill (RCRA)

☒ Section Not Applicable

Landfill Status: ☐ Interim ☐ Permitted ☐ Partial Closure  
☐ Part A applied for ☐ Part B ☐ SWMU  
☐ CERCLA

☐ Waste debris exposed - Uncontrolled waste pile  
☐ Waste totally contained in intact structure or containment  
☐ Waste totally contained in non-intact structure or containment  
☐ Waste migration evident  
☐ Waste migration not evident  
☐ TSD

Cover: ☐ Impermeable material ☐ Vegetation ☐ None ☐ Engineered  
☐ Staining of soil cover  
☐ Waste uncovered or exposed  
☐ Soil/cover thickness?

Cover soil resistant to gas migration? ☐ High ☐ Moderate ☐ Low

Liner: ☐ Functioning ☐ Non-Functioning ☐ None  
 Number of Liners?

Gas Collection System: ☐ Functioning ☐ Non-Functioning ☐ None  
 Leachate Collection: ☐ Functioning ☐ Non-Functioning ☐ None

Security System: ☐ Functioning ☐ Non-Functioning ☐ None  
☐ Fencing ☐ Signage ☐ Guard

Onsite Documentation: ☐ Functioning ☐ Non-Functioning ☐ None  
☐ Qtrly Records ☐ Maintenance

Monitoring Wells: ☐ Functioning ☐ Non-Functioning ☐ None  
 Number of Wells?   
 Upgradient?   
 Downgradient?

Applicable Subparts:

<input type="checkbox"/> Medical Wastes	<input type="checkbox"/> Incinerators	<input type="checkbox"/> Drip Pads
<input type="checkbox"/> Silos	<input type="checkbox"/> Financials	<input type="checkbox"/> Recycling
<input type="checkbox"/> SPCC Plan	<input type="checkbox"/> Hazwoper	<input type="checkbox"/> Waste Piles
<input type="checkbox"/> Containers	<input type="checkbox"/> Surface Impdmnts	<input type="checkbox"/> Subpart X
<input type="checkbox"/> Tanks	<input type="checkbox"/> Land Treatment	

Other:

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## Phase 1 - Visual Site Inspection Data Collection Form

Waste Piles  
Containments☒ Section Not Applicable

## Fire Pits

☐ Not ApplicableFire Pit Status: Active ☐ Inactive ☐Fire Pit Type: Above Ground ☐ Below Ground ☐  
Soil/Cover Thickness? ☐

Describe:

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Soil resistant to gas migration? High ☐ Moderate ☐ Low ☐Waste Piles (RCRA)  
Containers☐ Not Applicable

Type - (Pile - Cistern - Building - Tank, etc.)

Describe:

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Dimensions:

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Constructed of:

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## Waste Pile

## Container

☐ Intact, Sealed☐ Open or non-intact☐ Unsealed☐ Rusted through☐ Factory Seal☐ Liner Ripped☐ Cover Ripped☐ Punctured☐ Cover Maintained☐ Burst☐ Liner Maintained☐ Partially Buried☐ Uncovered☐ Intact☐ No Liner

Contents:

☐ Runoff Controls☐ Evident ☐ None☐ Solid ☐ Liquid

## Structures

☐ Not Applicable☐ RCRA Closed☐ Hazardous migration☐ No Hazardous Waste Evident☐ Waste Piles☐ Tank(s) on site☐ Pad Only☐ Cover installed☐ Drains - Outfalls

**Notes:**

Phase 1 - Visual Site Inspection Data Collection Form

Groundwater Migration  
Pathways

Section Not Applicable

Likelihood of Release

Does quantitative or qualitative evidence exist to indicate site-related contaminate releases to groundwater? ☐ High ☐ Moderate ☒ Low

Describe:

Ground water conditions on site unknown.  
Soils consist of gravel. Site groundwater appears  
as if it could slope to the West from lot 5A

Provide the aquifer name and determine if the aquifer is Karst:  
(USGS or well permit data)

Aquifer

Karst (y/n)


If samples are obtained describe surface to aquifer lithology units:

Layer

Depth to  
Aquifer

Depth to  
Contamination


Groundwater Targets:

Determine the distance from the source to the nearest drinking water well:

Unknown - Municipality provides potable  
water for downtown area.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Phase 1 - Visual Site Inspection Data Collection Form

Probable Drinking Water

Identify and describe water uses near the site vicinity (agricultural, commercial, institutional) - A groundwater aquifer is classified as potable, non-potable and recreational.

None Known

Potable Water Use:

- ☐ Used for irrigation (5 acre minimum) or commercial food crops or forage commercial crops
- ☐ Used for commercial livestock watering
- ☐ Used for commercial food preparation
- ☐ Commercial uses other than drinking water
- ☒ Not used for any of the above

Notes:

Provided by Anchorage Water Utility